

ATTACHMENT A:
ALBANY 2035 DRAFT GENERAL PLAN
CONSERVATION AND SUSTAINABILITY GOALS, POLICIES, AND ACTIONS

GOAL 1: PROTECTION OF NATURAL FEATURES

Protect and enhance the natural features that define Albany's natural environment, including the waterfront, wetlands, creeks, and Albany Hill. *(92 Plan Goal CROS-4)*

Policy 1.1: Reducing Environmental Impacts. Ensure that new development is sensitive to environmental conditions and reduces impacts on the natural environment to the greatest extent feasible. *(new)*

Policy 1.2: Erosion and Soil Management. Require that construction, grading, retaining walls, infrastructure maintenance, and other earth moving activities use best management practices to reduce erosion, sedimentation, and soil loss. *(UCV MP Obj 7-9, applied citywide)*

Policy 1.3: Conservation of Albany Hill. Protect and restore natural features, native vegetation, and wildlife on Albany Hill. *(91 Creekside Master Plan)*

See also Policy XX in the Parks, Recreation and Open Space Element regarding preservation of Albany Hill as open space, protection of important views and vistas, and improved access to the Hill.

Policy 1.4: Albany Waterfront. Conserve the Albany waterfront and surrounding wetlands as a natural and cultural resource, a vital ecosystem, a place of scenic beauty, and a defining feature of Albany's physical environment. *(Goal CROS-5)*

See the Waterfront Element for additional policies on the Albany waterfront.

Policy 1.5: Environmental Education. Improve public education and awareness of Albany's environment, including the characteristics of its shoreline and marshlands, its plant and animal communities, the creeks and watersheds, and its natural landscape. *(98 Watershed Master Plan)*

Policy 1.6: Respecting Natural Features. Design new development to conserve natural landscape features, such as topography, drainage patterns, and vegetation. Avoid projects which require excessive hillside grading, rerouting of streams and drainageways, filling of wetlands, and other alterations which compromise natural resources. *(UCV MP Obj7-8)*

- Policy 1.7:** **Creek Restoration.** Enhance the natural characteristics of Albany’s creeks and uncover and restore (“daylight”) portions of creeks that have been placed in underground culverts and pipes where feasible. *(92 Plan CROS-1)*
- Policy 1.8:** **Creek Access.** Improve public access to Albany’s creeks, particularly where land adjacent to the creek is in public ownership and opportunities for linear trails or connections to parks may exist. *(new)*
- Policy 1.9:** **Riparian Corridors.** Maintain special development regulations for areas within 100 feet of Codornices Creek, Cerrito Creek, and Village Creek which ensure that riparian and littoral habitat is conserved, flood impacts are reduced, and the creeks are enhanced for their aesthetic and ecological value. Watercourses on private property should be kept free of trash, debris, excessive vegetation, and obstacles to the flow of water. *(92 Plan, Pol CHS-1.1 and Pol LU-9.2)*

Implementing Actions

- Action 1.A:** **Codornices and Cerrito Creek Restoration Initiatives.** Continue collaborative efforts with community organizations, resource agencies, and adjacent cities to restore natural conditions and stabilize banks along Albany’s creeks, particularly Codornices and Cerrito Creeks. *(92 GP Pol CROS-1.1, 1.2, 1.3)*
- Action 1.B:** **Watercourse Combining District.** Review the Watercourse Combining District zoning regulations to ensure that they sufficiently protect riparian habitat, reduce erosion and flooding hazards, and mitigate impacts of development on creek ecology. Compliance with all applicable state and federal regulations also shall be required for any project that could potentially impact the city’s creeks. *(92 GP Pol CROS-1.4)*
- Action 1.C:** **Creeks at UC Village.** Work with the University of California and the developers of projects on the UC Village property to maintain undeveloped open space easements along Village Creek and along Codornices Creek, and to plan for the restoration of the creeks as adjacent properties are developed or altered. *(92 Plan LU-7.2.B, UCV MP- Obj 7-7 and Pol 7-19)*
- Action 1.D:** **Creek Clean-Ups.** Support community-led creek clean-ups and restoration efforts. *(new)*

GOAL 2: URBAN FOREST

Expand Albany's urban forest. *(92 Plan Goal CROS-2)*

Policy 2.1: Trees and the Environment. Recognize the importance of trees and vegetation to improving air and water quality in the City and contributing to local efforts to reduce global climate change. *(92 Plan Goal CROS-2, CAP GI-1.1)*

Policy 2.2: Tree Preservation. Require preservation of mature trees during the review of development proposals and subsequent construction projects. Site design and construction plans should identify individual trees and groves of trees and include measures to protect them wherever feasible. When tree preservation is not feasible, require replacement trees and ongoing maintenance measures to avoid net loss of tree coverage. *(92 Plan Pol CROS-4.5, Pol LU-7.2.C, UCV MP, Pol 6-7)*

Policy 2.3: Tree Planting. Undertake street tree planting and maintenance programs to beautify the City, create shade, provide habitat for birds and other animals, and enhance the built environment. *(PROS MP, Action 2.4.2)*

Policy 2.4: Bay Friendly Landscaping. Encourage bay-friendly and drought-tolerant landscaping to enhance aesthetics, buffer residences from noise and air pollution, create privacy, reduce wind, and provide habitat. *(UCV MP, Goal 6)*

Policy 2.5: Albany Hill Vegetation Management. Protect the remaining native plant communities on Albany Hill. Vegetation on the Hill should be managed in a way that allows the eucalyptus forest to co-exist with other plant communities, including oak woodland, grassland, and toyon understory. *(Creekside Master Plan, Objectives A and C)*

Policy 2.6: Hazardous Trees. Remove trees that threaten human safety due to unstable growth, disease, hazards to life and property, or serious fire danger. In wildland areas such as Albany Hill, remove understory debris and fire ladders to reduce fire hazards and improve trail access. *(Creekside MP, Obj D, E, and K)*

Policy 2.7: Private Tree Planting. Encourage residents and businesses to undertake private tree planting and landscapes which absorb greenhouse gases. *(CAP GI-1.1.D).*

IMPLEMENTING ACTIONS

Action 2.A: Street Tree Planting Program. Continue implementation of a comprehensive street tree planting and maintenance program for Albany streets, including priorities, time schedules, and species selection guidelines. Seek funding through state, federal, and non-profit urban forestry programs to support increased tree planting and maintenance capacity. *(92 Plan, Pol CROS-2.1; CAP 1.1.B and C)*

See the Park, Recreation, and Open Space Element for additional guidance on tree planting standards.

Action 2.B: Tree Preservation Requirements. Continue to study alternatives for protecting large specimen trees and addressing tree removal and preservation issues on private property. *(new)*

Action 2.C: Tree Inventories. Implement standard operating procedures requiring inventories of trees and significant site vegetation as a part of development application review. *(92 Plan Pol CROS-4.3)*

Action 2.D: Creekside Master Plan Implementation. Implement the vegetation management prescriptions of the Albany Hill Creekside Master Plan, and periodically update the Plan as conditions change. *(new)*

Action 2.E: Green Albany Plan. Prepare a “Green Albany” Plan to evaluate areas in the City for carbon sequestration and enhancement of the tree canopy, and for potential “green streets” enhancements. *(CAP GI-1.1.A and 1.1.F)*

GOAL 3: AIR AND WATER QUALITY

Undertake local efforts to improve regional air and water quality.

Policy 3.1: Reducing VMT. Implement land use and transportation strategies which reduce vehicle miles traveled (VMT), thereby reducing transportation-related air pollution and greenhouse gas emissions. *(new)*

See the Land Use and Transportation Elements for additional policies on reducing VMT and transportation-related strategies for improving air quality.

Policy 3.2: Clean Air Plan Implementation. Participate in local, regional, and state efforts to implement the Bay Area Clean Air Plan and meet state and federal air quality standards *(92 Plan Pol CROS-4.4)*

Policy 3.3: Construction-Related Air Quality Impacts. Implement measures to reduce construction-related air pollution, especially particulate matter from earth movement, construction debris, stockpiled soil, and truck traffic. *(UCV MP. 7-15)*

Policy 3.4: Stormwater Control. Eliminate non-stormwater discharges to the municipal storm sewer, and control potential discharges from spills, dumping, and urban runoff. Activities with the potential to cause or contribute to stormwater pollution shall comply with best management practices, guidelines, or requirements to reduce water quality impacts. *(Muni Code)*

Policy 3.5: Water Quality Education. Increase public awareness of the sources of water pollution in Albany's creeks, such as dumping into storm drains, oil and grease runoff, and improper disposal of household chemicals. *(new)*

Policy 3.6: Low Impact Development. Encourage the use of pervious pavement, rain gardens, bioswales, cisterns, roof drains directed to pervious areas, and other "low impact development" (LID) measures which capture and filter rainwater and reduce runoff to local creeks and the Bay. *(98 WSMP, updated)*

Policy 3.7: Municipal Regional Permit. In compliance with the Clean Water Act, participate in the Alameda Countywide Clean Water Program and NPDES Municipal Regional Permit (MRP) to reduce stormwater discharges to local waterways and San Francisco Bay. In accordance with the MRP, ensure that post-runoff conditions on any development site shall not exceed pre-project rates and durations. *(new, Muni Code)*

Policy 3.8: Watershed-Level Planning. Recognize local watersheds as a logical basis for planning and implementing water quality improvements. Increase awareness of watershed boundaries and the location of creeks and drainage courses in and around Albany. *(new)*

IMPLEMENTING ACTIONS

Action 3.A: Air Quality Monitoring. Coordinate with regional agencies such as the Bay Area Air Quality Management District and Caltrans to monitor air quality conditions along Interstates 80 and 580 and the Union Pacific Railroad. *(92 Plan Pol CROS 4-1)*

Action 3.B: Air Quality and Public Health. Consider air-quality related public health risks when locating development along the I-80/580 corridor, or when approving projects with the potential to create air quality impacts. Periodically review BAAQMD data on air quality conditions and odor complaints to identify and address potential hazards. *(new)*

Action 3.C: Trash Reduction Plan. Implement a Trash Long-Term Reduction Plan and Progress Assessment Strategy to reduce trash discharges to the storm sewer and carry out trash control measures such as street sweeping, litter control, and improved trash bin management. *(new)*

Action 3.D: Stormwater Management Plans. Implement Provision C.3 of the Municipal Resources Permit which requires stormwater management plans, runoff control measures, and stormwater treatment on large development sites. *(new)*

Action 3.E: Alameda Countywide Clean Water Program. Work collaboratively with Alameda County and nearby cities to implement the County Clean Water Program, including water quality monitoring, regulation of construction runoff, cleaning of storm drain inlets, education and outreach, enforcement of illicit discharge regulations. *(new)*

GOAL 4: BIOLOGICAL RESOURCES

Protect and enhance Albany's plant and animal habitat and related biological resources

- Policy 4.1: Habitat Protection.** Ensure that development decisions, vegetation management plans, and open space plans enhance wildlife diversity, avoid wildlife disruption, and protect the habitat of rare, endangered, and special status species. *(adapted from Creekside MP)*
- Policy 4.2: Coordination with State and Federal Resource Agencies.** Work with the US Fish and Wildlife Service, the California Department of Fish and Game, the Regional Water Quality Control Board, the Bay Conservation and Development Commission, and other resource agencies to conserve and restore sensitive habitat areas. Refer local projects to these agencies for review and comment as appropriate. *(new)*
- Policy 4.3: Monarch Butterfly Roosting.** Consider potential impacts to Monarch Butterfly roosting sites on Albany Hill in any future applications for development, park expansion, trail construction, and fuel reduction on the Hill. *(92 Plan, Pol CROS-3.2)*
- Policy 4.4: Hoffman Marsh.** Recognize the environmental value of Hoffman Marsh, located west of I-580 and north of Buchanan Street. Protect bird feeding and nesting areas by limiting activities in important habitat areas. *(92 Plan Policy CROS-5.3)*
- Policy 4.5: Migratory Birds.** Require compliance with state and federal regulations protecting migratory birds and their nests from destruction or disruption. *(UCV MP, applied citywide)*
- Policy 4.6: Light Pollution.** Reduce the intrusion of unwanted light and glare, particularly in settings where it may interfere with natural habitat.

IMPLEMENTING ACTIONS

- Action 4.A: Environmental Review.** Use the environmental review process as a way to identify important biological resources and mitigate potentially significant impacts on plants and animals associated with future projects. Wildlife or botanical surveys shall be required for projects with the potential to alter or damage the habitat of state or federally defined special status species. *(new)*

- Action 4.B: Habitat Restoration Plans.** Support implementation of state and federal habitat restoration plans which increase the health of San Francisco Bay and bay wetlands. *(new)*
- Action 4.C: Dark Skies Ordinance.** Consider adopting a local “dark skies” ordinance to limit adverse effects associated with night lighting from urban uses. *(new)*
- Action 4.D: Resource Conservation Overlay Zones.** As appropriate, consider the use of Resource Conservation Overlay districts to protect rare, endangered, or special status species. *(new)*

GOAL 5: ENERGY AND WATER CONSERVATION

Reduce energy and water consumption associated in the built environment , thereby reducing greenhouse gas emissions and non-renewable resource depletion.

- Policy 5.1: Green Construction.** Adopt development standards and guidelines which support “green” construction and environmental leadership in the building industry. This includes use of the Build-It-Green checklist for new construction projects and incentives for LEED (Leadership in Energy and Environmental Design) certification. Building design and site planning should incorporate measures to reduce heating and cooling costs and improve energy efficiency. *(new)*
- Policy 5.2: Energy and Water Audits.** Promote the use of energy audits and water audits by Albany residents and businesses to identify and eliminate sources of waste, conserve resources, and reduce utility costs. Lead by example by performing such audits on municipal buildings and properties, and undertaking appropriate improvements to address energy and water inefficiencies in City facilities. *(CAP Action BE-1.1.A, 2.1.B, Measure WC-1.1)*
- Policy 5.3: Energy Retrofits.** Encourage the retrofitting of residential and commercial buildings to increase energy efficiency and maximize the use of renewable energy. *(CAP Measure BE-2)*
- Policy 5.4: Cool Roofs and Pavement.** Encourage the design of roofs, pavement, and other exposed surfaces in a manner that mitigates the heat island effects of development and improves energy efficiency. *(new)*
- Policy 5.5: Solar Access.** Preserve solar access rights in a way that is consistent with state law and encourages the use of photovoltaic energy systems. *(new)*
- Policy 5.6: Green Businesses.** Create green business programs and other incentive and recognition based initiatives which encourage private enterprise to use greener practices in their operations *(CAP Action BE-2.1.C)*
- Policy 5.7: Renewable Energy.** Support low cost financing programs which incentivize private investment in energy efficiency and renewable energy systems. This could include measures such as solar energy empowerment districts and alternative financing for solar installations *(CAP Measure BE-2.2, 2.4)*

- Policy 5.8: Water Conservation Measures.** Conserve water in City facilities and new development by maintaining requirements for bay-friendly landscaping and water-conserving plumbing fixtures, and by continuing to support EBMUD's public information campaigns to reduce water consumption (*92 GP Pol 4.6, UCV MP Obj 6-3, Obj 6-4, CAP Obj WC-1*)
- Policy 5.9: Reducing Water Usage.** Partner with EBMUD, PG&E, Stopwaste.org and other organizations to encourage water efficiency and reduced usage and support indoor and outdoor conservation practices. (*CAP Obj WC-2*)
- Policy 5.10: Reclaimed Water.** Encourage the use of reclaimed water, both on an individual basis (e.g., gray water recycling for private residences) and on a citywide basis for landscaping and irrigation. (*new*)

IMPLEMENTING ACTIONS

- Action 5.A: Green Building Code.** Require new construction to meet or exceed California Green Building Code standards for energy and water efficiency. Albany's building codes should be regularly reviewed and periodically amended to meet or exceed state requirements. (*Measure BE-3.1, Action BE-3.1.A*)
- Action 5.B: Zero Emissions Municipal Buildings.** Pursue a zero emissions target for City buildings through the development of renewable energy systems, performance data displays, and energy efficiency improvements to public buildings (*CAP Obj BE-1 and Measure BE-1.1*)
- Action 5.C: Community Choice Aggregation.** Continue to explore Community Choice Aggregation, an approach to energy procurement in which the City would partner with other jurisdictions to secure alternative energy supply contracts on a communitywide basis. (*CAP Measure BE-4.3*)
- Action 5.D: Energy Outreach.** Develop outreach programs to encourage energy efficiency and renewable energy investments in the city, and partner with other organizations such as PG&E and Stopwaste.org to carry out their energy education and outreach efforts. The City will continue to hold events such as the annual Arts and Green Festival to raise awareness of environmental issues and opportunities for more sustainable living. (*CAP Measure BE-2.1, Action BE-2.1.A, BE-2.1.D*)
- Action 5.E: Point of Sale Energy Requirements.** Continue to evaluate point of sale energy efficiency upgrade requirements for homes and businesses. Consider ordinances requiring such upgrades. (*CAP Measure BE-2.3, Action 2.3.A and C*)

- Action 5.F: Multi-Family Energy Use Monitoring.** Continue working with Stopwaste.org to develop and implement a benchmarking pilot program which assists landlords and tenants in gauging utility usage over time. Encourage PG&E, EBMUD, and other utilities to provide comparative conservation metrics on utility bills. *(CAP Action BE-2.3.D/E, BE-4.4)*
- Action 5.G: CAP Progress Reports.** Provide periodic progress reports on the implementation of Climate Action Plan (CAP) measures regarding building energy and water efficiency measures. Update the CAP as appropriate to reflect the completion of specified actions, the development of new actions, the availability of resources and technology, and new targets for greenhouse gas reduction. *(new)*
- Action 5.H: Irrigation Efficiency.** As funding allows, replace existing City irrigation infrastructure with more efficient infrastructure that reduces losses from evapotranspiration and creates the opportunity for the future application of reclaimed water. *(CAP Action WC-1.2.A and B)*

GOAL 6: SUSTAINABLE DEVELOPMENT

Achieve land use and transportation patterns which reduce transportation-related greenhouse gas emissions.

Policy 6.1: Land Use and Transportation Strategies. Implement the measures expressed in the Land Use, Transportation, and Housing Elements of the General Plan to achieve more sustainable development and travel patterns in Albany, including:

- An expanded, safer, and more accessible pedestrian and bicycle network that reduces dependence on automobile travel and creates more walkable and connected neighborhoods
- Greater emphasis on mixed uses along the San Pablo and Solano Avenue corridors, integrating residential uses above commercial uses and thereby reducing auto trips and trip lengths for goods and services
- A balance between job growth and housing growth, and more opportunities for residents to live closer to work
- Public transportation improvements (bus, BART, and possible future shuttle) which provide more viable alternatives to driving
- Higher densities along the San Pablo corridor, enabling more development to be accommodated in the center of the region and reducing the necessity of developing “greenfields” on the periphery of the Bay Area
- Transportation demand management programs, including flextime, telecommuting, signal synchronization, carpooling, and other measures to reduce congestion and vehicle idling and cut down on solo passenger driving.

See the Land Use and Transportation Elements for policies on these topics

Policy 6.2: Climate Change as a Planning Consideration. Ensure that planning and development decisions consider potential impacts associated with global climate change, including rising sea levels and potential greenhouse gas emissions. *(new)*

Policy 6.3: Alternative Fuel Vehicles. Plan for and develop the infrastructure necessary for alternative fuel vehicles. This should include automobile charging areas for electric and plug-in hybrid vehicles. Incentives for such vehicles, such as preferential parking, should be encouraged. *(CAP Measure TL-4.3)*

Policy 6.4: Climate Outreach. Develop outreach and education programs that increase awareness of global climate change and the steps Albany residents can take to reduce their carbon footprints. *(CAP TL-4.4.F)*

Policy 6.5: Food Production and Transportation. Reduce greenhouse gas emissions associated with food transportation by promoting local food production, urban agriculture, farmers markets, farm-to-table restaurants, and more sustainable methods of growing and transporting food. *(CAP Measure FA-1.1, 1.2, 1.3, 2.1)*

See also Park, Open Space, and Recreational policies on community gardening and urban agriculture

Policy 6.6: Adaptation. Work collaboratively with surrounding jurisdictions and regional agencies on adaptation planning for rising sea level along the Albany shoreline. Ensure that land use and capital improvement decisions for the shoreline area consider long-term sea level projections. *(new)*

Policy 6.7: Advocacy. Continue to be a regional leader in advocating for more sustainable development practices, energy and water conservation, renewable energy use, sustainable transportation improvements, and planning for climate change. *(new)*

IMPLEMENTING ACTIONS

Action 6.A: Project-Level GHG Emission Analysis. Evaluate greenhouse gas (GHG) emissions associated with development proposals and work with applicants to reduce emissions during project review. *(CAP Measure TL-3.3)*

Action 6.B: Zero Emission City Vehicles. Improve the fuel efficiency of the City vehicle fleet by purchasing low emission or zero emission vehicles as vehicles are retired from service *(CA Measure TL-4.2)*

GOAL 7: WASTE REDUCTION

Eliminate the landfilled disposal of solid waste.

- Policy 7.1: Zero Waste.** Work toward an ultimate target of “zero waste” by continuing to reduce solid waste generation and expand local recycling and composting programs. The City will pursue a 90 percent diversion target by 2030. *(CAP Obj WR-1, Action WR-1A)*
- Policy 7.2: Expanded Waste Diversion.** Work with stopwaste.org and other organizations to adopt local ordinances which expand the scope of recycling and waste reduction. A particular emphasis should be placed on increasing the diversion rate for multi-family buildings and commercial businesses and expanding recycling of construction and demolition debris. *(CAP Action WR-1.B)*
- Policy 7.3: Waste Reduction Initiatives.** Support regional, statewide, and national initiatives to reduce landfilled waste through such measures as eliminating junk mail, reducing excessive product packaging, increasing e-waste recycling; and expanding the market for recycled goods and products. *(CAP Action WR- 1.F and WR-1.G)*
- Policy 7.4: Education and Outreach.** Encourage additional education and outreach on the importance and benefits of waste reduction. *(Action WR-1.D)*
- Policy 7.5: Household Hazardous Waste.** Continue and expand efforts to collect household hazardous waste, electronic waste, bulky goods, and other waste that cannot be easily recycled through conventional pick-up. *(new)*

IMPLEMENTING ACTIONS

- Action 7.A: Municipal Waste Reduction.** Implement measures to reduce municipal waste and increase the use of recycled products and salvaged materials for City operations. This could include environmentally friendly purchasing practices, installation of recycling receptacles in parks and public spaces, city-sponsored composting programs, and environmental education initiatives. *(new)*
- Action 7.B: Waste Reduction Program.** Maintain a solid waste reduction and management program that is coordinated with the Countywide Stopwaste.org program. Components of this program include trash collection, compost and recycling collection, education and outreach, and other components to minimize landfilled waste. *(new)*